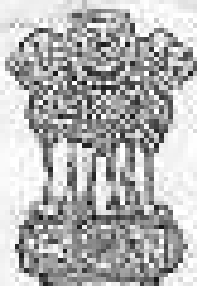


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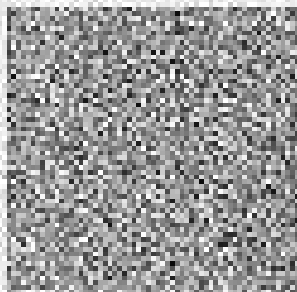
सत्यमेव जयते

INDIA NON JUDICIAL Government of Uttar Pradesh

e-Stamp



Certificate No. : INUPD143161340801IN
 Certificate Issued Date : 25-04-2015 11:23:5M
 Assam Reference : 540L-Fly up/4230 GREATER NOIDA/UP-GSN
 Unique Doc. Reference : SUBN-UP/540L/01/0720156749322IN
 Purchased by : S J P HOTELS AND RESORTS PVT LTD
 Description of Document : Art 20-35 Lease
 Property Description : GROUP HOUSING RESIDENTIAL SUB DIVIDED PLOT NO GH-1B(1), SECTOR-ETAH GREATER NOIDA, G-BNAGAR, U.P.
 Consideration Price (Rs.) : 77,65,15,000
 (Seventy Seven Crore Sixty Five Lakh Seventy One Thousand Five Hundred only)
 First Party : GREATER NOIDA INDUSTRIAL DEVELOPMENT AUTHORITY
 Second Party : S J P HOTELS AND RESORTS PVT LTD
 Stamp Duty Paid By : S J P HOTELS AND RESORTS PVT LTD
 Stamp Duty Amount (Rs.) : 35,24,000
 (Thirty Five Lakh Four Thousand Three Hundred only)



Please write or type below this line

Member (Gen) (Secretary)

Secretary to the Government of Uttar Pradesh, Lucknow

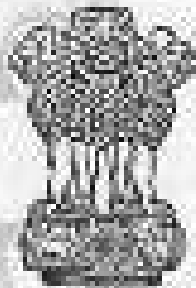
For SJP Hotels & Resorts Private Limited

Director

UPIN 0001984751

Disclaimer:

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सत्यमेव जयते

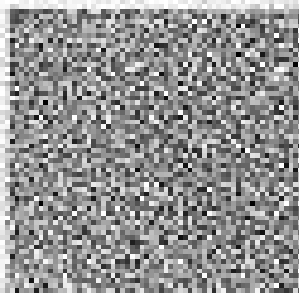
INDIA NON JUDICIAL Government of Uttar Pradesh

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सत्यमेव जयते



Certificate No.	: IH-UPG137D121977410N
Certificate Issued Date	: 19-Sep-2015 02:25PM
Account Reference	: SHCL-IP-UP-1630/GREATER Noida/UP-GBN
Unique Doc. Reference	: SUBRA/UPG137D121977410N
Purchased by	: S J P HOTELS AND RESORTS PRIVATE LIMITED
Description of Document	: AREA 35 Lease
Property Description	: GROUP HOUSING RESIDENTIAL SUB DIVIDED PLOT NO 64-1B/1/SECTOR-ETA-I GREATER NOIDA G.B.NAGAR, U.P.
Consideration Price (Rs.)	: 77,89,71,500 (Seventy Seven Crore Seven Lakh Seventy One Thousand Five Hundred only)
First Party	: GREATER NOIDA INDUSTRIAL DEVELOPMENT AUTHORITY
Second Party	: S J P HOTELS AND RESORTS PRIVATE LIMITED
Stamp Duty Paid By	: S J P HOTELS AND RESORTS PRIVATE LIMITED
Stamp Duty Amount (Rs.)	: 4,32,99,700 (Four Crore Thirty Lakh Ninety Nine Thousand Seven Hundred And Fifty only)



----- Photo verified type certificate -----

Manager (Operations)

Subra Properties Pvt. Limited

For SJP Hotels & Resorts
[Signature]

WTN 0001985211

Disclaimer Alert

1. This certificate is an e-Stamp Certificate which has no legal effect until its recording in the records of the concerned State or Union Territory.
2. The stamp duty is paid by the purchaser and is not a part of the purchase price.
3. In case of any discrepancy please contact the Controller, Lucknow.



Sheriff



Amir



भारतीय गैर न्यायिक INDIA NON JUDICIAL

₹. 5000

Rs. 5000

पाँच हजार रुपये

FIVE THOUSAND RUPEES

भारत
INDIA

उत्तर प्रदेश UTTAR PRADESH

BD 949285

LEASE NO. 600

PLOT NO. G-18-11

[Handwritten signature]

For MP Circle & Receipt. 20/04/2014

[Handwritten signature]
Pawar

25/11/15

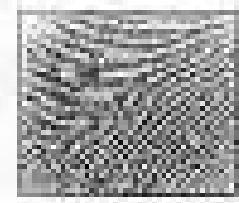
पुणे जिल्हा न्यायालय पुणे येथील
न्यायाधीश महोदय यांच्या कार्यालयीन
सहाय्यीक म्हणून काम करत असलेल्या
श्री. अशोक रामचंद्र शिंदे यांना
सहाय्यीक म्हणून नियुक्त करण्यात येत आहे.

मिळविले जाईल - श्री. अशोक रामचंद्र शिंदे यांना
सहाय्यीक म्हणून नियुक्त करून देण्यात येईल.

१३/११/१५ १३,०९१.०० ५० १३,०९१.००
जिल्हा न्यायालय पुणे येथील न्यायाधीश महोदय यांच्या कार्यालयीन
सहाय्यीक म्हणून काम करत असलेल्या

श्री. अशोक रामचंद्र शिंदे यांना
सहाय्यीक म्हणून नियुक्त करण्यात येत आहे.
नियुक्ती क्र. १३/११/१५
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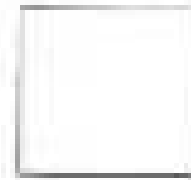
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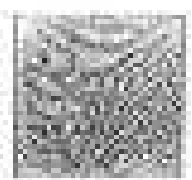
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(पुणे न्यायालय)
सहाय्यीक म्हणून
नियुक्त करण्यात येत आहे.

न्यायालय न्यायाधीश महोदय यांच्या कार्यालयीन
सहाय्यीक म्हणून काम करत असलेल्या

श्री. अशोक रामचंद्र शिंदे यांना



श्री. अशोक रामचंद्र शिंदे यांना
सहाय्यीक म्हणून नियुक्त करण्यात येत आहे.



(Signature)

श्री. अशोक रामचंद्र शिंदे यांना
सहाय्यीक म्हणून नियुक्त करण्यात येत आहे.

(Signature)

न्यायालय न्यायाधीश महोदय यांच्या कार्यालयीन

सहाय्यीक म्हणून काम करत असलेल्या

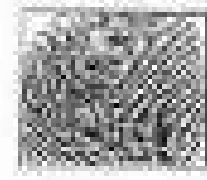
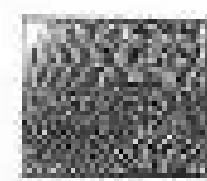
श्री. अशोक रामचंद्र शिंदे यांना

सहाय्यीक म्हणून

नियुक्त करण्यात येत आहे.

न्यायालय

न्यायालय न्यायाधीश महोदय यांच्या कार्यालयीन



पुणे न्यायालय
(पुणे न्यायालय)
सहाय्यीक म्हणून
नियुक्त करण्यात येत आहे.



भारतीय गैर न्यायिक INDIA NON JUDICIAL

₹.5000

पाँच हजार रुपये

Rs.5000

FIVE THOUSAND RUPEES

उत्तर प्रदेश UTTAR PRADESH

BD 949286

LEASE DEED

PLAT NO- GH-18(1)

For S/P Home & Revenue Private Lease


Director

51

LEASE DEED

This Lease Deed made on 26 day of October, 2015 between the GREATER NOIDA INDUSTRIAL DEVELOPMENT AUTHORITY, 169, Chirvan Estate, Sector Gamma-II, Greater Noida Dist. Gautam Budh Nagar (U.P.) a body corporate constituted under Section 3 read with 2 (d) of the Uttar Pradesh Industrial Area Development Act, 1976 (U.P. Act No. 6 of 1976) hereinafter called the Lessor (which expression shall unless the context does not so admit, include its successors, assigns) of the One Part and M/s. SJP HOTELS & RESORTS PRIVATE LIMITED, a company within the meaning of Companies Act, 1956, having its registered office at C-2, Mahaboomi Mall, 5th Floor, Raj Nagar, Ghaziabad-201001 through its Mr. Sunil Kumar Miglani S/o. Sh. Harbans Lal Miglani P/o. KJ-2, Kavi Nagar, Ghaziabad, U.P. duly authorized by its Board of Directors vide Resolution dated 21.09.2015 (hereinafter called the Lessee which expression shall unless the context does not so admit, include its representatives, administrators and permitted assigns) of the Other Part.

WHEREAS the plot hereinafter described forms part of the land acquired under the Land Acquisition Act 1894 and developed by the Lessor for the purpose of setting up an urban and industrial township.

AND WHEREAS the Lessor has agreed to demise and the Lessee has agreed to take on lease the plot on the terms and conditions hereinafter appearing for the purpose of constructing Residential Flats and/or Residential Plots (in case of phased development) according to the set backs and building plan approved by the Lessor.

AND WHEREAS the Lessor has through a Sealed Two-Bid tender System awarded / allotted to the CONSORTIUM CONSISTING OF -

1. SJP INFRACON LIMITED- LEAD MEMBER
2. SRP BUILDWELL PRIVATE LIMITED- RELEVANT MEMBER
3. SJP HOTELS & RESORTS PRIVATE LIMITED- RELEVANT MEMBER
4. SJP INDIA ASSOCIATES- RELEVANT MEMBER

the Plot No. CH-01B, SECTOR-GAMMA-II, GREATER NOIDA, after fulfilling the terms and conditions prescribed in the brochure and its corrigendum, if any, vide Reservation/ Acceptance Letter No. PROPER/88-01/2014-15/1584, dated 07.07.2014 and Allotment Letter No. PROPER/88-01/2014-15/1591, dated 07.08.2014 and for the development and marketing of Group Housing Pockets/ Flats/Plots (in case of



LESSOR

For SJP Hotels & Resorts Private Limited



LESSEE

plotted development) on the detailed terms and conditions set out in the said allotment letter and brochure/bid document of the said Scheme (Scheme Code BRS-01/2014-15). The registered consortium consists of following :-

S.No	Name of member	Shareholding	Status
1.	SIP INFRACON LIMITED	55%	Lead Member
2.	SRP BUILDWELL PRIVATE LIMITED	15%	Relevant Member
3.	SIP HOTELS & RESORTS PRIVATE LIMITED	15%	Relevant Member
4.	SIP INDIA ASSOCIATES	15%	Relevant Member

Whereas the above registered consortium who jointly qualify for the bid and secured the allotment of said plot being highest bidder. They through its lead member M/s. SIP Infracon Private Limited has approached to the Lessor in accordance with the clause C-8 of the brochure/bid document of the scheme to sub-divide the said plot of land with the following status of holding lease rights -

S/ No	Plot No./Sector	Sub Divided area (in sq.m.)	Name of member	Status
1.	GH-1B(1), Sector-B7A-II	32650.00	SIP HOTELS & RESORTS PRIVATE LIMITED- RELEVANT MEMBER	Relevant Member
2.	GH-1B(2), Sector-B7A-II	21371.25	SIP INFRACON LIMITED- LEAD MEMBER	Relevant Member
3.	GH-1B(3), Sector-B7A-II	20500.00	KANROOP INFRA BUILD PRIVATE LIMITED (S/O OF SIP INFRACON LIMITED- LEAD MEMBER, SRP BUILDWELL PRIVATE LIMITED- RELEVANT MEMBER & SIP INDIA ASSOCIATES- RELEVANT MEMBER)	S/O

Whereas the said consortium has given an undertaking dated 21.09.2015 (copy annexed as Annexure 1 to this Lease Deed) to indemnify the lessor which shall be part of this lease deed and shall in no way exonerate from their liability to perform and pay as per the terms of allotment till all the payments are made to the lessor.



 Lessor

By SIP Hotels & Resorts Private Limited

 Director

पहुँच पत्र

Registration No.:

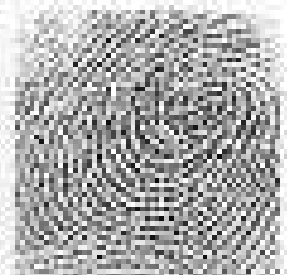
Date:

2015



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0101 - 2015 का एक वर्ष की अवधि में 30 नवम्बर 2015 तक किया गया


CHANDRANATH SINGH
1941



आज दिनांक 22/11/2015 से श्री सुनील कुमार लाल प्रसिद्धि देव नौका नौसेना विभाग प्रशासन द्वारा
श्रीमती सुजाता (विवाह सम्पन्न) संजय के निवासे को नौसेना से नौकल किया। जिसके सहयोग से आज का पूरा अर्द्ध वर्ष
मिली से 200 बीघा-3 देवा नौका 2 दिनों का कुल पूरा साल कायद मिली से-200 बीघा-1 देवा नौका में थी।



सुनील कुमार
लाल



Whereas the lessor approved the aforesaid sub-division and name and status of M/s. SJP HOTELS & RESORTS PRIVATE LIMITED on the request of consortium in accordance with the Clause C-8(e) of the brochure/bid document of the scheme, to develop and market the project on demarcated/sub-divided Plot No GH-1B(1), Sector-ETA-II, Greater Noida measuring 32050.00 square meter vide letter dated 10.09.2015.

AND it has been represented to the lessor that the Consortium members have agreed amongst themselves that M/s. SJP HOTELS & RESORTS PRIVATE LIMITED (Lessee) having its registered office at C-2, Meridional Mall, 5th Floor, Raj Nagar, Ghaziabad-201001 shall solely develop the project on the demarcated/sub-divided Builders Residential / Group Housing Plot No.GH-1B(1), Sector-ETA-II, Greater Noida. Accordingly, lease deed in favour of M/s. SJP HOTELS & RESORTS PRIVATE LIMITED (lessee) for Builders Residential / Large Group Housing Sub Divided Plot No. GH-1B(1), Sector-ETA-II, Greater Noida measuring 32050.00 square metre is being executed through this lease deed.

The lead member of the consortium shall have to retain at least 20% of the share holding as per MOA, till the completion certificate of at least one phase of the project or 40% construction of total FAR is obtained from Greater Noida Authority.

(ii) NOW THIS LEASE DEED WITNESSETH AS FOLLOWS:-

1. This in consideration of the total premium of the sub divided plot (having area 32050.00 sqm.) is Rs. 77,65,71,500.00 (Rupees Seventy Seven Crore, Sixty Five Lac Seventy One Thousand Five Hundred only) out of which 20% amount Rs. 15,53,14,300.00 have been paid by the Lessee to the Lessor (the receipt whereof the Lessor doth hereby acknowledge). The balance 80% premium i.e. Rs. 62,12,57,200.00 of the plot along with interest @ 12% p.a. shall be payable in 16 half yearly installments in the following manner:-

Serial	Due date	Payable Premium	Payable Interest	Total payable instalment	Balance premium
Instalment No.1	05.05.2016	11128575.00	3735112.00	76164687.00	58248221.00
Instalment No.2	05.11.2016	11128575.00	34945712.00	71744287.00	54180000.00
Instalment No.3	05.05.2018	11128575.00	32616293.00	71444875.00	50171573.00


LESSOR


LESSEE

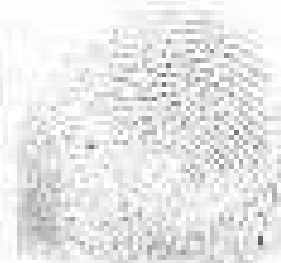
पत्र पत्रिका

Registration No. :

Year: 2005

Page No. :

5001 50 वाक्यों में से एक का विस्तार लिखिए।
एक ही शब्द का प्रयोग करके
लिखिए।
शब्द :
मन



Original side M.S. only 2005

Correct side M.S. only 2005

5/11/2005

5/11/2005



Installment No.4	09.11.2016	38928575.00	30086239.00	69114804.00	413947630.00
Installment No.5	09.05.2017	38928575.00	27998574.00	66785149.00	437114135.00
Installment No.6	09.11.2017	38928575.00	25628800.00	64455751.00	385201190.00
Installment No.7	09.05.2018	38928575.00	23371441.00	62125710.00	342577750.00
Installment No.8	09.11.2018	38928575.00	20927011.00	59790008.00	313623900.00
Installment No.9	09.05.2019	38928575.00	18617716.00	57452711.00	271200025.00
Installment No.10	09.11.2019	38928575.00	16398011.00	55125711.00	229271470.00
Installment No.11	09.05.2020	38928575.00	14352257.00	52800002.00	191103870.00
Installment No.12	09.11.2020	38928575.00	12448571.00	50477149.00	151143000.00
Installment No.13	09.05.2021	38928575.00	10766000.00	48147931.00	116403725.00
Installment No.14	09.11.2021	38928575.00	9299141.00	45827711.00	77697130.00
Installment No.15	09.05.2022	38928575.00	800429.00	43499004.00	38618571.00
Installment No.16	09.11.2022	38928575.00	697711.00	41168291.00	0.00

In case of default in depositing the installments or any payment, interest @ 15% compounded half yearly shall be leviable for defaulted period on the defaulted amount.

All payment should be made through a demand draft/pay order drawn in favour of "GRIGATOR NODDA INDUSTRIAL DEVELOPMENT AUTHORITY" and payable at any Scheduled Bank located in New Delhi/GRIGATOR NODDA/Noida. The Lessee should clearly indicate his name and details of plots applied for / allotted on the reverse of the demand draft/pay order.

Premium referred to in this document means total amount payable to the Lessor for the allotted plot.

All payments should be remitted by due date. In case the due date is a bank holiday then the Lessee should ensure remittance on the previous working day.

The payment made by the Lessee will first be adjusted towards the interest due, if any, and thereafter the balance will be adjusted towards the premium due and the lease rent payable.

In case of allotment of additional land, the payment of the premium of the additional land shall be made in lump sum within 30 days from the date of communication of the said additional land.

The amount deposited by the Lessee will first be adjusted against the interest and thereafter against allotment money, installments, and lease rent respectively. No request of the Lessee contrary to this will be entertained.

EXTENSION OF TIME

1. In exceptional circumstances, the time of deposit for the payment of balance due amount may be extended by the Chief Executive Officer of the Lessor.
2. However, in such cases of time extension, interest @ 15% per annum compounded half yearly shall be charged on the outstanding amount for such extended period.
3. Extension of time, in any case, shall not be allowed for more than 60 days for each instalment to be deposited, subject to maximum of three (3) such extensions during the entire payment schedule.
4. For the purpose of arriving at the due date, the date of issuance of allotment letter will be reckoned as the date of allotment.

And also in consideration of the yearly lease rent hereby reserved and the covenants provisions and agreement herein contained and on the part of the Lessee to be respectively paid observed and performed, the Lessor doth hereby demise on lease to the Lessee that sub divided plot of land numbered as Builders Residential / Large Group Housing (Sub Divided) Plot No.GH-1B(1), SECTOR-ETA-II, GREATER NOIDA Dist. Gurgaon Bucks Nagar (U.P.) contained by measurement 32050.00 Sq. mtrs. to the extent a little more or less and bounded:

On the North by] As per Lease Plan attached
On the South by	
On the East by	
On the West by	

And the said plot is more clearly delineated and shown in the attached lease plan.

TO HOLD the said plot (hereinafter referred to as the demised premises with their appurtenances up to the Lessee for the term of 90 (ninety) years

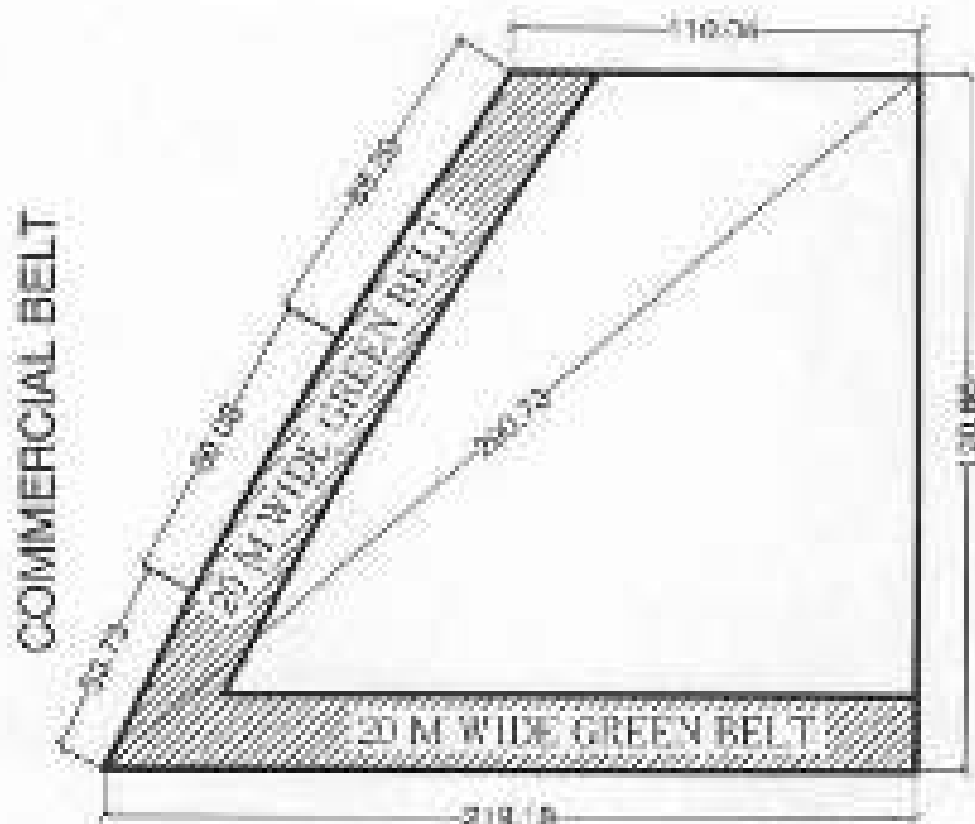
LESSOR

For SRF Hotels & Resorts Private Limited



LESSEE - 5

PLOT NO GH-1B(3)



COMMERCIAL BELT

PLOT NO GH-1B(2)

60.00M WIDE ROAD

TOTAL AREA = 32050.00 sqm.

SIGN		SIGN	
POSSESSION TAKEN OVER		POSSESSION HANDED OVER	
LEASE PLAN FOR PLOT NO.-GH-1B(1) OF SECTOR ETA-4E GREATER NOIDA	PROJ. DEPTT.	<i>[Signature]</i> ASST. MANAGER	<i>[Signature]</i> SR. MANAGER
	LAND DEPTT.	<i>[Signature]</i> EXHIBAL. OFF. - N. TERSILDAR	<i>[Signature]</i> TERSILDAR
	LAW DEPTT.	<i>[Signature]</i> S.D.	<i>[Signature]</i> SR. EXECUTIVE
	PLNG. DEPTT.	<i>[Signature]</i> ASST. ARCHITECT	<i>[Signature]</i> SR. EXECUTIVE



GREATER NOIDA INDUSTRIAL DEVELOPMENT AUTHORITY

commencing from 23 day of October, 2015 except and always reserving to the Lessor.

1. A right to lay water mains, drains, sewers or electrical wires under or above the demised premises, if deemed necessary by the Lessor in developing the area.
2. The Lessor reserves the right to all mine and minerals, claims, washing goods, earth oil, quarries, in over & under the allotted plot and full right and power at the time to do all acts and things which may be necessary or expedient for the purpose of searching, for working and obtaining removing and enjoy the same without providing or leaving any vertical support for the surface of the residential plot or for any building for the time being standing thereon, provided always that the Lessor shall make reasonable compensation to the Lessee for all damages directly occasioned by the exercise of such rights. To decide the amount of reasonable compensation the decision of the Lessor will be final and binding on the Lessee.

(ii) AND THE LESSEE DOTH HEREBY DECLARE AND CONVENANTS WITH THE LESSOR IN THE MANNER FOLLOWING:

- 1) Yielding and paying therefore yearly in advance during the said term unto the Lessor yearly lease rent indicated below:-
 - (i) Lessee has paid Rs. 77,65,715/- as annual lease rent being 1% of the plot premium.
 - (ii) The lease rent may be enhanced by 50% after every 10 years i.e. 1.5 times of the prevailing lease rent.
 - (iii) The lease rent shall be payable in advance every year. First such payment shall fall due on the date of execution of lease deed and thereafter, every year, on or before the last date of previous financial year.
 - (iv) Delay in payment of the advance lease rent will be subject to interest @ 15% per annum compounded half yearly on the defaulted amount for the defaulted period.
 - (v) The lessee has the option to pay lease rent equivalent to 11 years, at the rate of lease rent prevailing at that time, as "One Time Lease Rent" unless the CNIDA decides to withdraw this facility. On payment of One Time Lease Rent, no further annual lease rent

Manager (P&SI)
Circle B2/2, Ind. Dev. Authority

LESSOR

For SJP Hotels & Resorts Private Limited

Director

LESSEE 6

would be required to be paid for the balance lease period. This option may be exercised at any time during the lease period, provided the lessee has paid the earlier lease rent due and lease rent already paid will not be considered in One Time Lease Rent option.

b) The Lessor shall be liable to pay all rates, taxes, charges and assessment leviable by whatever name called for every description in respect of the plot of land or building constructed thereon assessed or imposed from time to time by the Lessor or any Authority/ Government. In exceptional circumstances the time of deposit for the payment due may be extended by the Lessor. But in such case of extension of time an interest @ 15% p.a. compounded every half yearly shall be charged for the defaulted amount for such delayed period. In case Lessee fails to pay the above charges it would be obligatory on the part of its members/sub Lessee to pay proportional charges for the allotted areas.

c) The Lessee shall use the allotted plot for construction of Group Housing/Flats/plots. However, the Lessee shall be entitled to allot the dwelling units on sublease basis to its allottee and also provide space for facilities like Roads, Parks etc. as per their requirements, convenience with the allotted plot, fulfilling requirements or building bye-laws and prevailing and under mentioned terms and conditions to the Lessor. Further transfer/sub lease shall be governed by the transfer policy of the Lessor.

- i) Such allottee/sub Lessee should be citizen of India and competent to contract.
- ii) Husband/wife and their dependent children will not be separately eligible for the purpose of allotment and shall be treated as single entity.
- iii) Normally, the permission for part transfer of plot shall not be granted under any circumstances. The Lessee shall not be entitled to complete transaction for sale, transfer, assign or otherwise part with possession of the whole or any part of the building constructed thereon before making payment according to the schedule specified in the lease deed of the plot to the Lessor. However, after making payment of premium of the plot to the Lessor as per schedule specified in the lease deed, permission for transfer of built up flats or to part with possession of the whole or any part of the building constructed on the Group Housing Plot, shall be granted and subject to payment of transfer charges as per policy prevailing at the time

PRADIP HOMES & HOUSING PRIVATE LIMITED

LESSOR

LESSEE

of granting such permission of transfer. However, the Lessor, reserves the right to reject any transfer application without assigning any reason. The Lessee will also be required to pay transfer charges as per the policy prevailing at the time of such permission of transfer.

The permission to transfer the part or the built up space will be granted subject to execution of tripartite sub-lease deed which shall be executed in a form and format as prescribed by the Lessor. On the fulfillment of the following conditions:-

- a) The Lease Deed of plot has been executed and the Lessor has made the payment according to the schedule specified in the lease deed of the plot, interest and one time lease rent. Permission of sub-lease deed shall be granted phase wise on payment of full premium (with interest upto the date of deposit) of the plot of that phase.
- b) Every sale done by the Lessee shall have to be registered before the physical possession of the property is handed over.
- c) The Lessee has obtained building occupancy certificate from Planning Department, Greater Noida (Lessor).
- d) The Lessee shall submit list of individual allottees of flats within 6 months form the date of obtaining occupancy certificate.
- e) The Lessee shall have to execute tripartite sub lease in favour of the individual allottees for the developed flats/plots in the form and format as prescribed by the LESSOR.
- f) The Sub-Lessee undertakes to put to use the premises for the residential use of residential area only.
- g) The Lessee shall pay an amount of Rs. 1000/- towards processing fee and proportionate (pro-rata basis) transfer charges and lease rent as applicable at the time of transfer and shall also execute sub lease deed between Lessor, Lessee and proposed transferee (sub-Lessee). The Lessor/ sub Lessee shall also ensure adherence to the building regulations and directions of the Lessor. The Lessee as well as sub Lessee shall have to follow rules and regulations prescribed in respect of lease hold properties and shall have to pay the charges as per rules of the Lessor/ Government of U.P.

The transfer charges shall not be payable in case of transfer between son/daughter, husband/wife, mother/father and vice versa or between these six categories. A processing fee of Rs. 1000/- will be payable in such case. The transfer of the flat in favour of 1st


Name: _____
Address: _____

LESSOR


Name: _____
Address: _____

LESSEE

sub-Lessee shall be allowed without any transfer charges but sub lease deed will be executed between the Lessor & Lessee and allottee. However, a processing fee of the Rs. 1000/- will be payable at the time of transfer/execution of sub-lease deed. The physical possession of dwelling units/flats/plots will be permitted to be given after execution of sub-lease deed.

- i) Every transfer done by the Lessee shall have to be registered before the physical possession of the flat/plot is handed over.
- ii) Except otherwise without obtaining the completion certificate, the Lessee shall have option to divide the allotted plot and to sub-lease the same with the prior approval of Lessee on payment of transfer charges. However, the area of each of such sub divided plots should not be less than 20,000 sq. mtrs.

ky Rs. 1000/- shall be paid as processing fee in each case of transfer of flat in addition to transfer charges.

NORMS OF DEVELOPMENT

The Lessee is allowed to develop the plots/construct the flats subject to achieving the density with the following norms.

Maximum permissible Ground Coverage	As per prevailing building bye-laws
Maximum permissible FAR	3.5
Set backs	As per prevailing Building Bye-laws
Maximum Height	No Limit

CONSTRUCTION

The lessee is required to submit building plan together with the master plan showing the phases for execution of the project for approval within 6 months from the date of possession and shall start construction within 12 months from the date of possession. Date of execution of lease deed shall be treated as the date of possession. The Lessee shall be required to complete the construction of group housing pockets or allotted plot as per approved layout plan and get the occupancy certificate issued from



 Lessor



 Lessee

Building Cell/Planning Department of the Authority in maximum 3 phases within a period of 7 years from the date of execution of lease deed. The lessee shall be required to complete the construction of minimum 15% of the total F.A.R. of the allotted plot as per approved layout plan and get completion certificate of the first phase accordingly issued from the building cell of the Authority within a period of three years from the date of execution of lease deed.

In case of plotted development, the final purchaser/sub-lessee of plot shall have to obtain completion certificate from the Authority within the period of 5 years from the date of execution of lease deed.

1. All the peripheral/external development works as may be required to be carried out up to the allotted plot including construction of approach road, drains, culverts, electricity distribution/transmission lines, water supply, sewerage will be provided by the Lessor /Authority. However, all the expenses as may be required to connect these services with the internal system of services of plot shall be incurred by the Lessee.

2. Without prejudice to the Authority's right of cancellation, the extension of time for the completion of Project, can be extended for a maximum period of another three years only with penalty as under:

- * For first year the penalty shall be 4% of the total premium.
 - * For second year the penalty shall be 6% of the total premium.
 - * For third year the penalty shall be 8% of the total premium.
- Extension for more than three years, normally will not be permitted.

3. In case the Lessee does not construct building within the time provided including extension granted, if any, for above, the allotment/ lease deed as the case may be, shall be liable to be cancelled. Lessee shall lose all rights to the allotted land and buildings appurtenant thereto.

4. There shall be total liberty at the part of allottee/lessee to decide the size of the flats/plots or to decide the ratio of the use for plotted/plotted development. The FAR earmarked for commercial/Institutional use would be admissible but the allottee/lessee may utilize the same for residential use as per their convenience.

5. The allottee/lessee may implement the project in maximum five phases and the occupancy certificate/completion certificate shall be issued


LESSOR


LESSEE

by the authority phase wise accordingly enabling them to do phase-wise marketing.

MORTGAGE

The Lessee may, with prior permission of the Lessor, mortgage the land in any Financial Institution(s) / Bank(s) for raising loan for the purpose of financing his investment in the project on receipt of payment by allottee or on receipt of assurance of payment by bank or under any other suitable arrangement in mutual settlement amongst the LESSOR, developer and the financial institution(s)/Bank(s). As regards the issue of mortgaging the land to any Financial Institution(s) / Bank(s) to mortgage the said land to facilitate the housing loans of the final purchasers, N.O.C may be issued subject to such terms and conditions as may be decided by the LESSOR at the time of granting the permission.

Provided that in the event of sale or foreclosure of the mortgaged/charged property the LESSOR shall be entitled to claim and recover such percentage, as decided by the LESSOR, of the unearned increase in values of properties in respect of the market value of the said land as first charge, having priority over the said mortgage charge, the decision of the LESSOR in respect of the market value of the said land shall be final and binding on all the parties concerned.

The LESSOR's right to the recovery of the unearned increase and the pre-emptive right to purchase the property as mentioned herein before shall apply equally to involuntary sale or transfer, be it bid or through execution of decree of insolvency/court.

TRANSFER OF PLOT

Without obtaining the completion certificate the lessee shall have the right to sub-divide the allotted plot into suitable smaller plots as per planning norms and to transfer the same to the interested parties with the prior approval of GNDA on payment of transfer charges at the rate 2% of the allotment rate. However, the area of each of such sub-divided plots should not be less than 20,000 sq.mtrs. However, individual cottages will be transferable with prior approval of the Authority as per the following conditions:

Through Court

LESSOR

For SRI Hotels & Resorts Private Limited

Director

LESSEE

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- (i) The dues of GNDA towards cost of land shall be paid in accordance with the payment schedule specified in the Lease Deed before executing of sub-lease deed of the flat.
- (ii) The lease deed has been executed.
- (iii) Transferee should have financial qualification as fixed for the allotment i.e. as described in clause D-2 of scheme brochure in case of sub-divided plots.
- (iv) Transfer of flat will be allowed only after obtaining completion certificate for respective phase by the Lessee.
- (v) The sub-lessee undertakes to put to use the premises for the residential use only.
- (vi) The lessee has obtained building occupancy certificate from Building Cell, GNDA.
- (vii) First sale/transfer of a flat/plot to an allottee shall be through a Sub-lease/Lease Deed to be executed on the request of the Lessee to the Authority in writing.
- (viii) No transfer charges will be payable in case of first sale. However, on subsequent sale, transfer charges shall be applicable on the prevailing rates as fixed by the Authority.
- (ix) Rs. 1000/- shall be paid as processing fee in each case of transfer of flat in addition to transfer charges.

MISUSE, ADDITIONS, ALTERATIONS ETC.

The Lessee shall not use flat for any purpose other than for residential purpose.

In case of violation of the above conditions, allotment shall be liable to be cancelled and possession of the premises along with structure thereon, if any, shall be returned by the Lessor (Authority).

The Lessee will not make any alteration or additions to the said building or other erections for the time being on the demised premises, erect or permit to erect any new building on the demised premises without the prior written consent of the Lessor and in case of any deviation from such terms of plan, shall immediately upon receipt of notice from the Lessor requiring him to do so, correct such deviation as addressed.

If the Lessee fails to correct such deviation within a specified period of time after the receipt of such notice, then it will be lawful for the Lessor to cause such deviation to be corrected at the expense of Lessee who hereby agrees to reimburse by paying to the Lessor such amounts as may be fixed in that behalf.

LIABILITY TO PAY TAXES

The Lessee shall be liable to pay all rates, taxes, charges and assessments of every description imposed by any Lessor empowered in this behalf, in respect of the plot, whether such charges are imposed on the plot or on the building constructed thereon, from time to time.

OVERRIDING POWER OVER DORMANT PROPERTIES

The Lessor reserves the right to all mines, minerals, coals, wearing gold earth's oils, quarries on or under the plot and full right and power at any time to do all acts and things which may be necessary or expedient for the purpose of searching for, working and obtaining removing and enjoying the same without providing or leaving any vertical support for the surface of the plot(s)/flats or for the structure time being standing thereon provided always, that the Lessor shall make reasonable compensation to the Lessee for all damages directly occasioned by exercise of the rights hereby reserved. The decision of the Chief Executive Officer/ Lessor on the amount of such compensation shall be final and binding on the Lessee/sub-Lessee.

MAINTENANCE

1. The Lessee at his own expenses will take permission for sewerage, electricity and water connections from the concerned departments.
2. The Lessee shall have to plan a maintenance programme whereby the entire demised premises and buildings shall be kept:-
 - a) in a state of good condition to the satisfaction of the Lessor at all times.
 - b) and to make available required facilities as well as to keep surroundings in all times neat and clean, good healthy and safe condition according to the conveniences of the inhabitants of the place.

Signature of _____
Lessor

Signature of _____
Lessee

3. The Lessee shall abide by all regulations, Bye-laws, Directions and Guidelines of the Authority framed/issued under section 8, 9 and 10 or under any other provisions of U.P. Industrial Area Development Act 1976 and rules made therein.

4. In case of non-compliance of terms and directions of Authority, the Authority shall have the right to impose such penalty as the Chief Executive Officer may consider just and expedient.

5. The lessee/sub-lessee shall make such arrangements as are necessary for maintenance of the building and common services and if the building is not maintained properly, the Chief Executive Officer or any officer authorized by Chief Executive Officer, GNIDA will have the power to get the maintenance done through any other Authority and recover the amount so spent from the lessee/sub-lessee. The lessee/ sub-lessee will be individually and severally liable for payment of the maintenance amount. The rules/regulation of U.P. Apartment Act (Promotion of construction, ownership and maintenance) Act 2010 shall be applicable on the lessee/sub-lessee.

CANCELLATION OF LEASE DEED

In addition to the other specific clauses relating to cancellation, the Authority/Lessor, as the case may be, will be free to exercise its right of cancellation of lease/allotment in the case of :

1. Allotment being obtained through misrepresentation/suppression of material facts, mis-statement and/or fraud.
2. Any violation of directions issued or rules and regulation framed by any Authority or by any other statutory body.
3. Default on the part of the applicant/allottee/lessee for breach/violation of terms and conditions of registration/allotment/lease and/or non-deposit of allotment amount.
4. If at the same time of cancellation, the plot is occupied by the Lessee thereon, the amount equivalent to 25% of the total premium of the plot shall be forfeited and possession of the plot will be retained by the Authority with structure thereon, if any, and the Lessee will have no right to claim compensation thereof. The balance, if any, shall be refunded without any interest. The forfeited amount shall not exceed the deposited amount with the Authority and no separate notice shall be given in this regard.


Far SJP Health & Resorts Private Limited
LESSOR

Far SJP Health & Resorts Private Limited


Director

LESSEE 14

- 2
- If the allotment is cancelled on the ground mentioned in para 21 above, the entire amount deposited by the Lessee, till the date of execution shall be forfeited by the Authority and no claim whatsoever shall be entertained in this regard.

OTHER CLAUSES

- The Lessor reserves the right to make such additions / alterations or modifications in the terms and conditions of allotment/lease deed/sub lease deed from time to time, as may be considered just and expedient.
- In case of any clarification or interpretation regarding these terms and conditions, the decision of Chief Executive Officer of the Lessor shall be final and binding.
- If due to any "Force Majeure" or such circumstances beyond the Lessee's control, the Lessor is unable to make allotment or facilitate the Lessee to undertake the activities in pursuance of executed lease deed, the deposits depending on the stages of payments will be refunded along with simple interest @ 4% p.a., if the delay in refund is more than one year from such date.
- If the Lessee commits any act of nuisance on the demised premises resulting in nuisance, it shall be lawful for the Lessor to ask the Lessee to remove the nuisance within a reasonable period failing which the LESSOR shall itself get the nuisance removed at the Lessee's cost and charge damages from the Lessee during the period of submission of nuisance.
- Any dispute between the Lessor and Lessee/ Sub-Lessee shall be subject to the territorial jurisdiction of the Civil Courts having jurisdiction over District , Gurgaon/ Gurgaon or the Courts designated by the Hon'ble High Court of Judicature at Allahabad
- The Lease Deed/Allotment will be governed by the provisions of the U.P. Industrial Area Development Act, 1976 (U.P. Act No. 5 of

LESSOR

FOR THE LESSOR

LESSEE

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उत्तर प्रदेश UTTAR PRADESH

CP 730799

Undertaking

The undertaking is signed and executed at Greater Noida on the 21st Day of September, 2015 by

1. M/s SJP Infracon Limited, a company formed and existing under the provisions of Companies Act, 1956 having its registered office at 111, Sri Janata Churn, Greenfield Road, Mathura-281004 (herein referred to as the Lead Member of Consortium) through Mr. D.K. Mohli S/o Late Shri Sukhvir Singh Mohli R/o B-5/107, Raj Nagar, Ghaziabad-201001 being the authorized signatory of the Lead Member.
2. M/s SJP Hacks & Records Private Limited, a company formed and existing under the provisions of Companies Act, 2013 having its registered office at C-2, Mahabharat Hall, 5th Floor, Raj Nagar, Ghaziabad-201001 through Shri Sant Kumar Mishra S/o Shri Chhobani Lal Mishra R/o GJ - 2 Kirti Nagar, Ghaziabad - 201005 Authorized Signatory of the Relevant Member.
3. M/s Karmoon Infotech Private Limited, a company formed and existing under the provisions of Companies Act, 2013 having its registered office at 111, Sri Janata Churn, Greenfield Road, Mathura-281004 (herein referred to as the SPC of M/s SJP Infracon Limited- Lead Member, SRP Hacks & Records Private Limited-Relevant Member & SJP India Associates-Relevant Member) through Mr. Mr. D.K. Mohli S/o Late Shri Jitendra Singh Mohli R/o B-5/107, Raj Nagar, Ghaziabad-201001 Authorized Signatory of the SPC.

SJP Infracon Ltd.

[Signature]
Authorized Signatory

[Signature]

SJP Hacks & Records PVT. LTD.

[Signature]
Authorized Signatory

For SJP Hacks & Records Private Limited

For Karmoon Infotech Pvt. Ltd.

[Signature]
Authorized Signatory

[Signature]

WHEREAS in response to the invitation for bid in the BIS-01/2014-15 (scheme code) scheme of the Large Group Housing / Builders Redevelop Plot Scheme floated by the Greater Noida Industrial Development Authority (hereinafter referred to as GNIDA), the Consortium M/s SJP Infracon Limited (Lead Member) exercised bid for allotment of Plot No. GH-15, TPA-2, Greater Noida area 7581.25 square meter and agreed to abide by all the terms and conditions as mentioned in the brochure of the scheme.

AND WHEREAS the GNIDA vide letter dated 07.08.2014 allotted Plot No. GH-15, TPA-2, Greater Noida area 7581.25 sq. meter in favour of consortium.

AND WHEREAS upon being called to lease lease deed of the allotted plot executed in the name of the Consortium the lead member and the relevant member agreed amongst themselves that as permissible under clause 5-B of the brochure of the scheme the lease deed of an area of 21,531.25 square meter be executed in favour of the M/s SJP Infracon Limited -Lead Member, a separate lease deed of an area of 22,450 square meter be executed in favour of M/s SJP Hotels & Resorts Private Limited - Relevant Member and lease deed of an area 20,500 square meter be executed in favour of M/s Kamroop Infrahold Private Limited (SFC of M/s. SJP Infracon Limited-Relevant Member, SRP Birlawall Private Limited-Relevant Member & SJP Infra Associates-Relevant Member), a request letter dated 01/07/2015 addressed to GNIDA in this regard.

AND WHEREAS A request of the lead member and the relevant member as contained in the said letter dated 01/07/2015 has been agreed in principle by GNIDA subject to certain conditions as communicated in GNIDA's letter dated 14/7/2015 including execution of an Undertaking

Now therefore this undertaking whatsoever under:-

1. That we, the lead member and the relevant member do hereby agree that notwithstanding the execution of Lease Deed of an area of 21,531.25 square meter be executed in favour of M/s SJP Infracon Limited -Lead Member, a separate lease deed of an area of 22,450 square meter be executed in favour of M/s SJP Hotels & Resorts Private Limited - Relevant Member and lease deed of an area of 20,500 square meter be executed in favour of M/s Kamroop Infrahold Private Limited (SFC of M/s. SJP Infracon Limited-Relevant Member, SRP Birlawall Private Limited-Relevant Member & SJP Infra Associates-Relevant Member), we shall be jointly and severally liable for the due compliance of all terms and conditions of the lease deed, including but not limited to payment of consideration for the area mentioned in the lease deeds and any breach of the aforesaid, by one of us, shall constitute breach also by the other and thereby empower the GNIDA to take action against both of us.
2. That each of us jointly and mutually agree that this undertaking shall form part of Lease Deed to be executed and necessary clause(s) to this effect shall be incorporated in the Lease Deed to be executed.
3. That any breach of the conditions set out in this undertaking shall render the permission granted in principle vide GNIDA's letter dated 14/7/2015 withdrawn in case lease deed for the area executed, GNIDA shall be entitled to take action against us, including determination of both the lease deeds to be executed.

SJP Infracon Ltd.

Signature
Authorized Signatory

SJP Hotels & Resorts Pvt. Ltd.

Signature
Authorized Signatory

For Kamroop Infrahold Pvt. Ltd.

Signature
Authorized Signatory

For SJP Hotels & Resorts Private Limited

Signature
Authorized Signatory

- 4. That, in terms of clause G(a) of the scheme, we undertake that the local member company shall retain minimum 26% of the shares/ownership/rights in the Corporation as per FEMA till the completion or (time) of at least one phase or 40% construction of total FSS of the project is obtained from GNDA.
- 5. That each of the signatory on behalf of Local Member and Relevant Member has been duly authorized by their respective Board of Directors to enter this undertaking. A copy of the Board Resolution in favour of each of the signatory is being annexed as Annexure 'A' and Annexure 'B' and Annexure 'C' to this undertaking and the same shall be deemed to be part of this Undertaking.
- 6. That this undertaking has been given by voluntarily and without any threat, coercion or duress of any kind whatsoever.

IN WITNESSS WHEREOF each of the two co-contractors have appended their signature in the presence of each other on the date first mentioned above.

For & on Behalf of
 SJP Infracon Pvt. Ltd.
[Signature]
 SJP Infracon Pvt. Ltd.
 Local Member

SJP Hotels & Resorts Pvt. Ltd.
[Signature]
 SJP Hotels & Resorts Pvt. Ltd.
 Relevant Member

For Karmvep Infra Build Pvt. Ltd.
[Signature]
 Karmvep Infra Build Pvt. Ltd.
 SNC of Relevant Members

Witness:-

1. Amit Kumar
 N. No. 144,
 Gali No- 2, Village- Mamlura
 Sector- 66, Noida.

[Signature]

2. Anand Singh
 RC-153, Ghora Colony
 Sangam Park
 Ghaziabad.

[Signature]

[Signature]

For SJP Hotels & Resorts Pvt. Ltd.
[Signature]



SJP Infracon Limited

Appendix - 4

INCORPORATED IN INDIA
REGISTERED OFFICE: 211, SHRI JAMUNA DHAM, MATHURA
REGISTERED OFFICE: 211, SHRI JAMUNA DHAM, MATHURA

CERTIFIED COPY OF RESOLUTION PASSED IN THE BOARD MEETING OF SJP INFRACON LIMITED HELD ON 21ST SEPTEMBER, 2015 AT REGISTERED OFFICE SITUATED AT 211, SHRI JAMUNA DHAM, MATHURA

DELEGATION OF AUTHORITY


The Chairman placed before the Board the matter relating to execution and registration of Sub lease deed of Plot No. GH-1B (2), Sector-ETA-III, Greater Noida. The letter granting permission for subdivision and execution of sublease deed received from GNDA was also placed before the Board. The matter was discussed and following resolution was passed:

RESOLVED THAT Mr. D.K. Mishra S/o Late Sri. Tushar Singh Mishra D/o R.S./107, Raj Nagar, Ghaziabad-201001, be and is hereby authorized to sign, execute the undertaking, sub lease deed and other necessary documents on behalf of the Company with Greater Noida Industrial Development Authority (GNDA) and present the same for registration before concerned sub-registrar, Gautam Buth Nagar (U.P.) & take possession of 27331.25 Sq. Mt land of Plot No. GH-1B (2), Sector-ETA-III, Greater Noida and comply with all other incidental and auxiliary acts, deeds and things as may be necessary in this regard.

The specimen Signature of Mr. D.K. Mishra is enclosed herewith

Certified to be true copy

For SJP Infracon Ltd.


(Sudeep Kumar Agrawal)
Director
DIN-00430056


(D.K. Mishra)







SJP Hotels & Resorts Private Ltd.

Regd. Office: C-2, Mahalaxmi Mall, 5th Floor, Raj Nagar, Ghaziabad - 201 002
PAN: SJPHM00070221216
Comp. C-2, Mahalaxmi Mall, 5th Floor, Raj Nagar, Ghaziabad - 201 002
Tel: 0120-4125049/50/51/52/53/54/55

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CERTIFIED TRUE COPY OF THE RESOLUTIONS PASSED IN THE MEETING OF THE BOARD OF DIRECTORS OF SJP HOTELS & RESORTS PRIVATE LIMITED HELD ON MONDAY, 14th FEBRUARY 2023 AT 11:30 AM AT ITS REGISTERED OFFICE AT C-2, MAHALAXMI MALL, 5th FLOOR, RAJ NAGAR, GHAZIABAD - 201 002.

DELEGATION OF AUTHORITY

The Chairman placed before the Board the matter relating to allotment of sub-lease of sub-lease deed of plot No. GH-16 (D), Sector-ETA -I, Greater Noida. The letter granting permission for acquisition and execution of sub-lease deed received from GHA, was also placed before the Board. The matter was discussed and following resolution was passed:

RESOLVED THAT Mr. Sunil Kumar Miglani, Director of the Company, be and is hereby authorized to sign, execute the undertaking, with lease deed and other necessary documents on behalf of the Company with Greater Noida Industrial Development Agency (GNIDA) and present the same for registration before concerned sub-registrar, Gautam Budh Nagar (GPN) & take possession of 33,250.00 Sq. Mtr. (and of Plot No. GH-16 (D), Sector-ETA -I, Greater Noida and comply with all other incidental and ancillary acts, deeds and things as may be necessary in this regard.

The said sign Signature of Mr. Sunil Kumar Miglani is attested below:

Certified True Copy

For SJP Hotels & Resorts Private Ltd.

Sunil Kumar Miglani
Director

Regd. Office:
Address: C-2, Raj Nagar, Ghaziabad - 201 002.



[Sunil Kumar Miglani]



For SJP Hotels & Resorts Private Limited



KAMROOP INFRABUILD PRIVATE LIMITED

Registered Office: T-11, SHRI JANGNA ENAM, COMMERICAL ROAD, MATTHURA (UP) 201004
CIN: U00142UP2011PT0006112

CERTIFIED COPY OF RESOLUTION PASSED IN THE BOARD MEETING OF KAMROOP INFRABUILD PRIVATE LIMITED HELD ON 21ST SEPTEMBER, 2015 AT REGISTERED OFFICE SITUATED AT T-11, SHRI JANGNA ENAM, MATTHURA

DELEGATION OF AUTHORITY


The Minutes placed before the Board the matter relating to acquisition and registration of Sub-lease deed to Plot No. GH-1B (S), Sector-ETA-II, Greater Noida. The letter granting permission for submission and execution of sublease deed received from GNDA was also placed before the Board. The minutes discussed and following resolution was passed:

"RESOLVED THAT Mr. B.K. Mahla 2/s Late Shri Subbir Singh Mahla R/o B-5/107, Raj Nagar, Ghazipur-201001 be and he hereby authorized to sign, execute the undertaking, sub lease deed and other necessary documents on behalf of the Company with Greater Noida Industrial Development Authority (GNDA) and present the same for registration before concerned sub-registrar, Greater Noida Nagar (U.P.) to take possession of 2850000 Sq. Mts. land of Plot No. GH-1B (S), Sector-ETA-II, Greater Noida and comply with all other conditions and ancillary acts, deeds and things as may be necessary in this regard.

The specific Signature of Mr. B.K. Mahla is attached below:

Certified to be true copy

For Kamroop Infrabuild Pvt. Ltd.


(B.K. Mahla)
Director
DIN: 02096238


(B.K. Mahla)

Manager (Company)
Public Area (M), Ind. Authority

For ICF Rovers & Services Private Limited


Anil Kumar
Director

आज दिनांक 27/10/2015 को

पृष्ठ सं. 1 विलेख सं. 18978

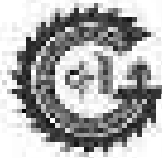
पृष्ठ सं. 393 से 444 पर क्रमांक 22946

परिष्कृत किया गया

राज्यसूचनायुक्त अधिकारी के हस्ताक्षर

(नेम सिंह रायचन)
जनसम्पर्क सहायक
श्रीलक्ष्मीनगर
27/10/2015





GREATER NOIDA INDUSTRIAL DEVELOPMENT AUTHORITY

POSSESSION CERTIFICATE

Letter No. PRIP./[B.R.] 2417/1993
Date 26.11.95

Plot Code
Allotment No. B.R. 2417/95
Plot No. GH-1B(1)
Block No.
Sector ETA II

Lessee / Allottee's Name
& Address M/s. SJP Hotels &
Resorts, Plot No. 57, Mahadwara
Mall, 5th Floor, Kirti Nagar
Ghaziabad (U.P.)


Status/Boundaries of plot	Dimensions	Area (In Sq. m.)	Remarks
North-East		3205 Sq. meter.	As per lease plan enclosed
South-West			
South-East			
North-West			

Site plan of the plot is enclosed herewith. (GH-1B(1))
I/We have taken over possession of the plot No. Block No. Sector ... on 26.11.95

I/We agree with the plot size, area, as marked in the enclosed plan and the plot is free from encroachment.

Possession handed over by

Possession taken over by


H-169, SECTOR-GAMMA, GREATER NOIDA CITY
DISTT. GAUTAM BUDDH NAGAR (U.P.)
PIN - 201 308

For SJP Hotels & Resorts Private Limited

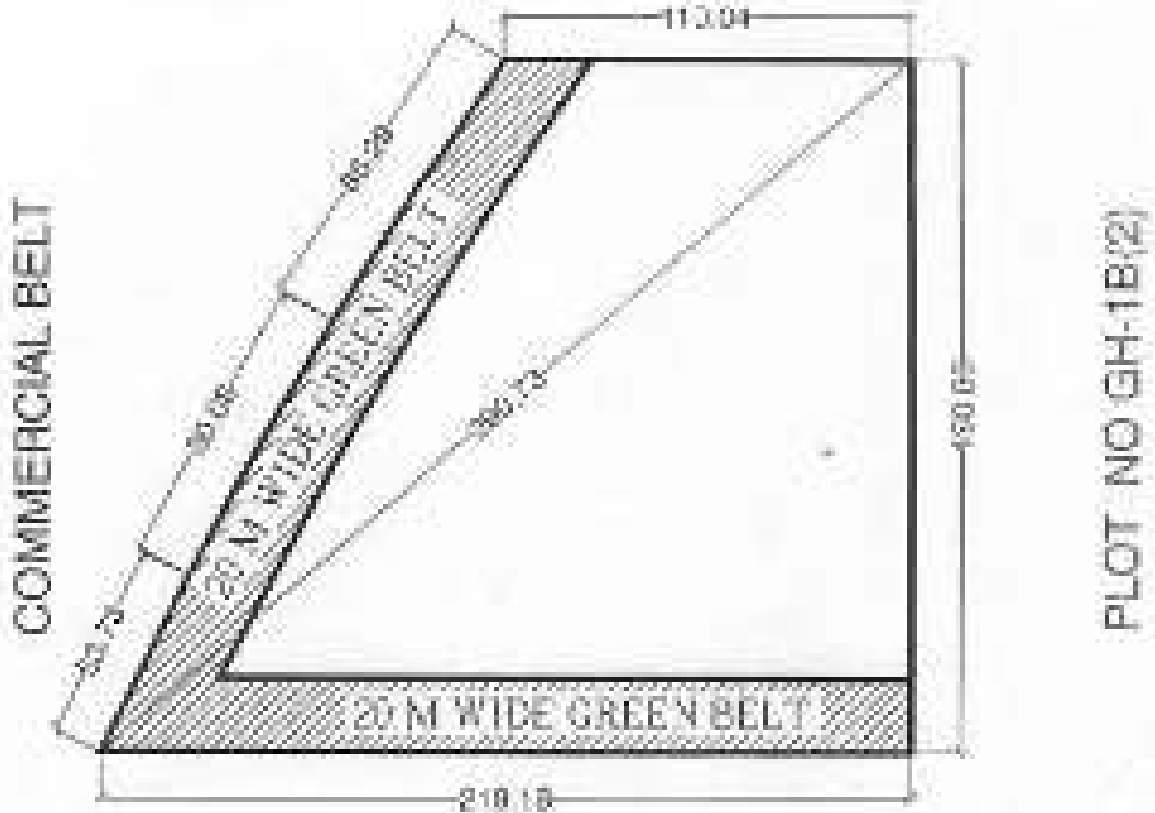

Signature of the Lessee Director

Copy to

1. Lessee
2. General Manager (Property)
3. General Manager (Engg.)
4. General Manager (Finance)

H-169, SECTOR-GAMMA, GREATER NOIDA CITY
DISTT. GAUTAM BUDDH NAGAR (U.P.)
PIN - 201 308

PLOT NO GH-1B(3)



60.0M WIDE ROAD

For 310 Bards & Levers Since 1994

[Signature]
Director

TOTAL AREA = 32050.00 sqmt.

SIGN		SIGN		
POSSESSION TAKEN OVER		POSSESSION HANDED OVER		
LEASE PLAN FOR PLOT NO.-GH-1B(1) OF SECTOR ETA-II GREATER NOIDA	PROJ. DEPTT.	<i>[Signature]</i> ASST. MANAGER	<i>[Signature]</i> MANAGER	<i>[Signature]</i> SR. MANAGER
	LAND DEPTT.	<i>[Signature]</i> OFFICIAL	<i>[Signature]</i> N. TENDONK	<i>[Signature]</i> TE. SILDAR
	LAW DEPTT.	<i>[Signature]</i> A.L.O.	<i>[Signature]</i> SR.	<i>[Signature]</i> SR. EXECUTIVE
	PLNG. DEPTT.	<i>[Signature]</i> ASST. ARCHT.	<i>[Signature]</i> SR.	<i>[Signature]</i> SR. EXECUTIVE



GREATER NOIDA INDUSTRIAL DEVELOPMENT AUTHORITY

